

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
DECEMBER 8, 2004
COMMITTEE ROOM, 12TH FLOOR CITY ADMINISTRATION BLDG
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5th floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Gary Geiler

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES.**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4: (Continued from 11/03)
 SAND BAR & GRILL-- PROJECT NO. 5470
 City Council District: 2; Plan Area: Mission Beach

STAFF: John Fisher

Approve, conditionally approve, or deny an application for a Variance to allow an enclosure for patio dining at six feet in height where the zoning regulations allow a maximum height of three feet. No additional development is proposed with this application. The project site is located at **718 Ventura Place** in the VC-S zone within the Mission Beach Planned District in the Mission Beach Community Plan in Council District 2. Report No. HO-04-172

RECOMMENDATION:

Deny

HEARING OFFICER DOCKET OF DECEMBER 8, 2004

ITEM-5: (Continued from 11/17)
***DEBEVER RESIDENCE- PROJECT NO. 5655**
City Council District: 2; Plan Area: Ocean Beach

STAFF: Diane Murbach

Approve, conditionally approve, or deny an application for a Coastal Development Permit, Site Development Permit and Encroachment Agreement, to demolish 3 existing residential units and construct a 5,178 square foot, two-unit three story residential building. The property is a 7,416 square foot site located at **1769-73 Ocean Front Street** in the RM-2-4 Zone, Coastal Overlay Zone (appealable), Sensitive Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Beach Parking Impact Overlay Zone, Airport Environs Overlay Zone (AEOZ), within the Ocean Beach Community Plan area.
Report No. HO-04-180

RECOMMENDATION:

Approve.

ITEM-6: (Continued from 12/1)
***BERGE RESIDENCE – PERMIT NO. 28004**
City Council District: 1; Plan Area: La Jolla

STAFF: Robert Korch

Approve, conditionally approve, or deny an application for a Coastal Development Permit, a Site Development Permit and a Variance (for excess driveway width) to demolish an existing single-family residence and to construct a new 9,473 square-foot, two-story over basement with attached three-car garage and swimming pool on a 13, 875 square-foot, RS-1-7 zoned lot located at **5840 Camino de La Coasta** within the Coastal Overlay Zone (appealable are), Coastal Height Limit and within the boundaries of the La Jolla Community Plan area.
Report No. HO-04-194

RECOMMENDATION:

Deny

ITEM-7: **VILLAS AT MONTECITO – PROJECT NO.40749**
City Council District: 3; Plan Area: Uptown Community Plan

STAFF: Firouzeh Tirandazi

Approve, conditionally approve, or deny an application for a Map Waiver (Process 3) to waive the requirements for a Tentative Map to convert 3 residential units under construction to condominiums on a 0.11-acre site. The property is located at the southwest corner of First Avenue and Montecito Way at **4146 First Avenue** in the MR-800B Zone of Mid City Communities Planned District within the Uptown Community Plan Area and Council District 3.

RECOMMENDATION:

Approve

ITEM-8: **21st STREET MAP WAIVER – PROJECT NO. 10857**
City Council District: 8; Plan Area: Greater Golden Hill

STAFF: Nilia Koering

Approve, conditionally approve, or deny an application for a Map Waiver to convert two residential units into condominiums and to waive the requirements to underground the existing overhead utilities at **1008 21st Street** within the Greater Golden Hill Community Plan area. Report No. HO-04-188.

RECOMMENDATION:

Approve

ITEM-9: **GARDNER RESIDENCE – PROJECT NO. 22596**
City Council District: 2; Plan Area: Peninsula

STAFF: Laila Iskandar

Approve, conditionally approve, or deny an application for a Coastal Development Permit and a Map Waiver, to construct a new 2,164-square-foot residential unit on a 7,000-square-foot site with an existing dwelling unit and to waive the requirements for a Tentative Map to convert the 2 residential units to condominiums. The property is located at **4554 Niagara Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Airport Approach Overlay Zone, and Airport Environs Overlay Zone within the Peninsula Community Planning Area. Report No. HO-04-199.

RECOMMENDATION:
Approve

ITEM 10: **ROLLING STONE – PROJECT NO. 40729**
City Council District: 8; Plan Area: Southeastern

STAFF: Sandra Teasley

Approve, conditionally approve, or deny an application for a Site Development Permit to move on 720-square-foot, light industrial building (artist studio) on a property currently developed with a residence in the I-1 Zone (Industrial) of the Southeastern San Diego Planned District Ordinance. The site is located at **2438 Commercial Street** within the Southeastern Community Plan Area. HO-04-204.

RECOMMENDATION:
Approve